June 28, 2005

# PRESS RELEASE:

**NOTICE TO ALL APARTMENT HOUSE, TOWN HOUSE and CONDOMINIUM OWNERS:**

**APARTMENT BUILDINGS:**

**A building containing four (4) or more dwelling units with independent cooking and bathroom facilities is considered to be an apartment building.**

**Townhouse units** are considered to be apartment buildings if there are four or more units in the building. If the units are separated by a wall of sufficient fire resistance and structural integrity to be considered as separate buildings, then only the requirements of §§~13.8.9.5.6.2 through 13.8.9.5.6.4 shall apply.

**In order to qualify as "suitable separation" the separation should consist of at least a one-hour fire rated assemblies, and the individual units must be provided with suitable egress.**

Condominium status is a form of ownership, not occupancy; for example, there are condominium warehouses, condominium apartments, and condominium offices.

A fire and carbon monoxide detection system as prescribed in RILSC Chapters 24 & 25 and NFPA 720 shall be installed in all one-, two- and three-family dwellings and all three family apartment buildings.

In addition, an interconnected smoke detector(s) shall be installed in all integral or attached garages in dwelling units permitted or constructed after February 20, 2004.

**EXCEPTION:** Rate of rise heat detectors, fixed temperature heat detectors or other type detectors listed for these applications may be installed in situations where physical, environmental or other conditions would render smoke detectors impractical.

**Every apartment building shall have a fire alarm system installed as follows:**

Buildings containing more than three (3) and less than eight (8) dwelling units shall have a fire alarm system as prescribed in §~13.8.10.4.1. See below Local Systems.

**Local Systems:**
A connection to a municipal fire alarm system is not required for this type of system. A local system, for the purpose of this chapter is defined as consisting of a power limited fire alarm control unit listed by the UNDERWRITERS LABORATORIES [hereinafter UL] or approved by FM GLOBAL [hereinafter FMG]; manual fire alarm boxes marked "Alarm Not Connected To Fire Dept." located within five (5) feet of each required means of egress on each floor; at least one automatic fixed temperature heat detector with a rating of one hundred ninety degree (190°) to two hundred degree (200°) F. installed in kitchens, boiler rooms, and accessible attics; at least one combination rate of rise and one hundred thirty-five degree (135°) to one hundred forty degree (140°) F. fixed temperature heat detectors in all utility, mechanical, storage, and maintenance rooms, all integral or attached garages and all elevator shafts; and smoke detectors in all common corridors, stairwells at each floor, all elevator machine rooms and all elevator landings.

Combination rate of rise and one hundred thirty-five degree (135°) to one hundred forty degree (140°) F. fixed temperature heat detectors shall be installed in spaces of twenty-four inches (24") or more above suspended ceilings and in accordance with NFPA 72 — Initiating Devices, and shall be on a separate zone from the area below the ceiling. Additional detectors shall be required in areas proven essential to life safety by the AHJ.

A minimum of twenty-four (24) hours of battery standby power is required for a local system. Class "" wiring using an end of line resistor installed on terminal strips in the fire alarm control unit for both initiating and notification appliance circuits shall be used for all local systems. Class "" wiring shall be required if the fire alarm control unit is so configured. All detectors, notification appliances and manual fire alarm boxes shall be mounted on approved junction boxes. Installation of this system shall be in compliance with NFPA 72 and §§~13.8.10.5 and 13.8.10.6 of this chapter.

The activation of any manual fire alarm box or the automatic activation of any detector or suppression system switch shall activate all notification appliances, de-energize all door holders, and initiate elevator recall. Audible and visible notification appliances shall be installed in accordance with the requirements of NFPA 72 — Notification Appliances for Fire Alarm Systems.

In addition, a weatherproof horn/strobe shall be installed on the exterior of each building at a location approved by the AHJ.

**EXCEPTION:** A municipally connected fire alarm system meeting the requirements of §~13.8.10.4.2 may be installed at the option of the building owner.

**Buildings containing eight (8) or more dwelling units,** shall have a fire alarm system as prescribed in §~13.8.10.4.2. See below.

**Municipally Connected Systems:**
Municipally connected systems shall comply with §~13.8.10.7 of this chapter. A municipally connected system for the purpose of this chapter is defined as a system consisting of a power limited fire alarm control unit listed by UL or approved by FMG, where the manual activation of any fire alarm box or the automatic activation of any heat detector, smoke detector, sprinkler flow switch, other extinguishing system switch or standpipe flow switch shall activate all notification appliances within the building, de-energize door holders causing all fire/smoke doors that are allowed to be held open in the entire building to close, summon the local fire department, shut down any applicable heating, ventilating and air conditioning [HVAC] systems and initiate elevator recall. Operating power failure, low battery voltage, an open or grounded wire in any of the initiating device circuits [IDC], signaling line circuits [SLC], notification appliance circuits [NAC], the circuit to the municipal master box or transmitter, or the leased line to the remote station shall activate audible and visual trouble signals on the system control unit and annunciator, that cannot be reset until the circuits are restored to normal.

All circuits and components of a fire alarm system shall be monitored for integrity as required by NFPA 72 — Fundamentals of Fire Alarm Systems. The audible trouble signal may be silenced with the trouble signal silencing switch but the lamp shall not be extinguished until the circuits are normal. Restoring the circuits to normal after the silencing switch has been operated shall cause the lamp to extinguish and the audible signal to resound until the silencing switch is restored to normal.

In the event of a commercial power outage, the entire system shall immediately transfer to a standby battery source of power and be capable of supplying the entire system for sixty (60) hours. All initiating device circuits [IDC], signaling line circuits [SLC], and notification appliance circuits [NAC] shall be wired in a Class “ ”fashion as defined in NFPA 72 — Protected Premises Fire Alarm Systems.

Combination rate of rise and one hundred thirty-five degree (135°) to one hundred forty degree (140°) F. fixed temperature heat detectors shall be located in all general storage rooms, all utility, electrical, and mechanical equipment rooms, all janitor closets, trash collection rooms, maintenance shops, locker rooms, classrooms, projection booths, above stage areas, below any accessible stage areas, all integral or attached garages and all elevator shafts. Combination rate of rise and one hundred thirty-five degree (135°) to one hundred forty degree (140°) F. fixed temperature heat detectors shall be installed in

spaces of twenty-four inches (24”) or more above suspended ceilings and installed in accordance with NFPA 72 — Initiating Devices, and shall be on a separate zone from the area below the ceiling.

**EXCEPTION:** Rate anticipation detectors, beam detectors or other type detectors listed for these applications may be installed in situations where physical, environmental or other conditions would render other detectors impractical.

Automatic fixed temperature heat detectors with a rating of one hundred ninety degrees (190°) to two hundred degrees (200°) F. shall be installed in all boiler rooms, accessible attics, and kitchens or where permanent cooking or heating equipment is located.

**EXCEPTION:** Kitchens adjacent to all sleeping rooms separated by any wall shall be protected by a combination rate of rise and one hundred thirty-five degrees (135°) to one hundred forty degrees (140°) F. fixed temperature heat detector in lieu of a fixed temperature heat detector.

Smoke detectors shall be installed in all common corridors, in stairwells at each floor level, in all elevator machine rooms and all elevator landings.

Manual fire alarms boxes shall be distributed throughout the protected building so that they are conspicuous, unobstructed and readily accessible. Manual fire alarm boxes shall be located within five feet (5’) of each required means of egress on each floor. Manual fire alarm boxes shall be mounted on both sides of grouped openings over forty feet (40’) in width, and within five feet (5’) of each side of the opening. These boxes shall not be marked “xÊ”. [NFPA 72 §~5.12.7]

Additional boxes shall be provided on each floor or in each fire area to obtain a maximum horizontal travel distance of two hundred feet (200’) to the nearest box unless otherwise specified in occupancy sections of this code. [NFPA 72 §~5.12.8]

Additional detectors shall be required in areas proven essential to life safety by the AHJ, and shall be in compliance with §§~13.8.10.5 and 13.8.10.6.

IN ADDITION: All dwelling units in new apartment buildings shall have smoke detection systems as described in NFPA 72 §~11.5.3 and all dwelling units in existing apartment buildings shall have smoke detection system as described in NFPA~72~§~11.5.4 — Single- and Multiple-Station Alarms ~ and Household Fire Alarm Systems.

In addition, every apartment building shall be provided with either hardwired or wireless carbon monoxide detectors installed in accordance with NFPA 720.

**Any apartment building, not previously required to install such detectors, shall have the above detectors installed and approved on or before July 1, 2005.**

**ONE, TWO- and THREE FAMILY DWELLINGS:**
see §~13.8.9.5.6. below.

One-, two- and three-family dwellings include buildings containing not more than three dwelling units in which each dwelling unit is occupied by members of a single family with not more than three (3) outsiders, if any, accommodated in rented rooms.

A three family apartment building is a building or portion thereof containing three dwelling units with independent cooking and bathroom facilities.

A fire and carbon monoxide detection system as prescribed in RILSC Chapters 24 & 25 and NFPA 720 shall be installed in all one-, two- and three-family dwellings and all three family apartment buildings.

In addition, an interconnected smoke detector(s) shall be installed in all integral or attached garages in dwelling units permitted or constructed after February 20, 2004.

**EXCEPTION:** Rate of rise heat detectors, fixed temperature heat detectors or other type detectors listed for these applications may be installed in situations where physical, environmental or other conditions would render smoke detectors impractical.

**Further, interconnected hard-wired or supervised interconnected UL® listed wireless smoke and carbon monoxide [CO] detectors shall be installed in all three (3) family dwellings and three (3) family apartment buildings on or before July 1, 2008.**